

**Adopted Minutes**  
**Spanish Fork City Development Review Committee**  
**March 21, 2007**

The meeting was called to order at 10:33 a.m. by Dave Anderson.

**Staff Members Present:** Chris Thompson, Design Engineer; Jeff Foster, Electric Superintendent; Marvin Banks, Public Utilities Director; Ryan Baum, Public Works Inspector; Dave Oyler, City Manager; Dave Anderson, Planning Director; Junior Baker, City Attorney; Shelley Hendrickson, Planning Secretary; Shawn Jorgenson, Public Works Inspector.

**Citizens Present:** Ernie Thornton; Wayne Neiderhauser.

**MINUTES**

**March 14, 2007**

Mr. Baum made a **motion** to approve the minutes of March 14, 2007; with the noted corrections. Mr. Oyler **seconded** and the motion **passed** all in favor.

**ZONE CHANGES AND GENERAL PLAN AMENDMENTS**

**Old Mill Estates**

Location: approximately 1503 South Mill Road

General Plan: 1 unit per 5 acres/.5-1.5 units per acre existing, 1.5-2.5 units per acre requested.

Zoning: Rural Residential existing, R-1-15 requested

Applicant: CW Management Corporation

Mr. Anderson gave background and explained the proposal.

Mr. Thompson in speaking for Richard Nielson said that Mr. Nielson asked him to bring up his concern with Mill Road. He feels that Mill Road needs to be used as a second access and not a gated emergency access, and that the developer be required to widen Mill Road along with curb and gutter from in front of their development down to Arrowhead Trail.

Discussion was held regarding access onto Mill Road.

Mr. Baker made a **motion** recommending to the Planning Commission **approval** of the General Plan Amendment from 1 unit per 5 acres / .5-1.5 units per acre existing to 1.5-2.5

units per acre and approval of the Zone Change from R-R to R-1-15 based on the following finding:

**Finding:**

1. That the applicant's entrance features and open space amenities are consistent with the concept of the General Plan and the quality of developments that the City ought to encourage and seek after.

Mr. Thompson **seconded** and the motion **passed** all in favor.

**FINAL PLAT**

**Spanish Fields West Plats I and J**

Location: 300 South 1400 West

Zoning: R-1-12

Applicant: Fieldstone Homes

Mr. Anderson gave background and explained the proposal.

Mr. Baker made a **motion** to **approve** the Final Plat for Spanish Fields West Plats I and J located at 300 South 1400 West subject to the following condition:

**Condition:**

1. That they meet all conditions of the original approval.

Mr. Banks **seconded** and the motion **passed** all in favor.

*\*\*Excerpt of prior Spanish Fields West Final Plat from the minutes of July 19, 2006*

*Mr. Anderson made a **motion** to approve Final Plat for Spanish Fields West subject to:*

- 1. That the applicant modifies Plat G so as to remove lot 359 that is in Plat C and giving us a deed for the new road alignment.*
- 2. That the applicant will follow the City's construction and development standards.*

*Mr. Baker **seconded** and the motion **passed** all in favor.*

Discussion was held with Ernie and the Committee regarding fencing requirements for Spanish Vista and Country Estates.

**ORDINANCE AMENDMENT**

**Public Facilities Zone**

Location: Citywide  
Applicant: Spanish Fork City

Mr. Anderson explained the proposal.

Discussion was held regarding senior residential housing, the Planning Commission studying senior housing issues, permitted uses regarding what type of offices, restaurants and whether to have them as permitted or conditional uses, and athletic stadiums.

Mr. Baker made a **motion** recommending to the Planning Commission **adoption** of the proposed Public Facilities Zone as written with the change in the development standards section.

Mr. Baum **seconded** and the motion **passed** all in favor.

### **OTHER BUSINESS**

None

### **ADJOURN**

Mr. Baum **moved** to adjourn. Mr. Banks **seconded** and the motion **passed** all in favor.

The meeting **adjourned** at 11:16 a.m.

**Adopted: April 4, 2007**

---

Shelley Hendrickson, Planning Secretary